109 Westminster Avenue, Lodge Moor, Sheffield, S10 4ER
£179,950

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£179,950
Council Tax Band: A

A modern and spacious two bedroom plus occasional room first floor flat which is situated within this popular development in Lodge Moor! Perfect for first time buyers or landlords, the property is situated close to open countryside and is well served by regular bus routes giving easy access to the universities and hospitals. There are also shops, cafes and amenities nearby. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal lobby area, entrance hallway with storage cupboard, an open plan living room, kitchen with fitted wall and base units, two spacious bedrooms, an occasional room and a bathroom. Outside, the development is situated within communal grounds including lawns and flower beds. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Leasehold tenure, 179 years remain on lease, £10 ground rent per annum, £207 service charge per annum. Council tax band A.

Secure Communal Lobby
Access to the building is gained via a secure communal door which has an intercom and leads directly to the communal lobby area. A staircase rises to the first floor accommodation where the flat is located.

Entrance Hallway
An inviting and spacious hallway which has a wooden entrance door, laminate flooring, an electric wall mounted heater and a useful storage cupboard. Doors lead to all rooms in the flat.

Living Room
A bright and spacious living room which enjoys a dual aspect layout having a rear facing upvc double glazed window overlooking Hallamshire Golf Course and a front facing double glazed window. With laminate flooring, two radiators and space for seating and dining options. A door leads to the kitchen.

Kitchen
Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, tiled spplashbacks to the walls and space for appliances including a cooker, fridge freezer and a washing machine. With a radiator, laminate flooring, a rear facing upvc double glazed window and the combi boiler is housed here.

Master Bedroom
A double sized master bedroom which has a rear facing upvc double glazed window enjoying far reaching views, laminate flooring and a radiator.

Bedroom Two
The second bedroom is a spacious single sized room which has a rear facing upvc double glazed window, laminate flooring and a radiator.

Occasional Room
A useful additional room which could be used as a study or baby room if required. Having a rear facing upvc double glazed window and laminate flooring.

Bathroom
Having a suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With laminate flooring, a radiator, a rear facing upvc double glazed window and a useful storage cupboard.

Outside
The development is situated within communal grounds which include lawns, flower beds, shrubs and pathways.

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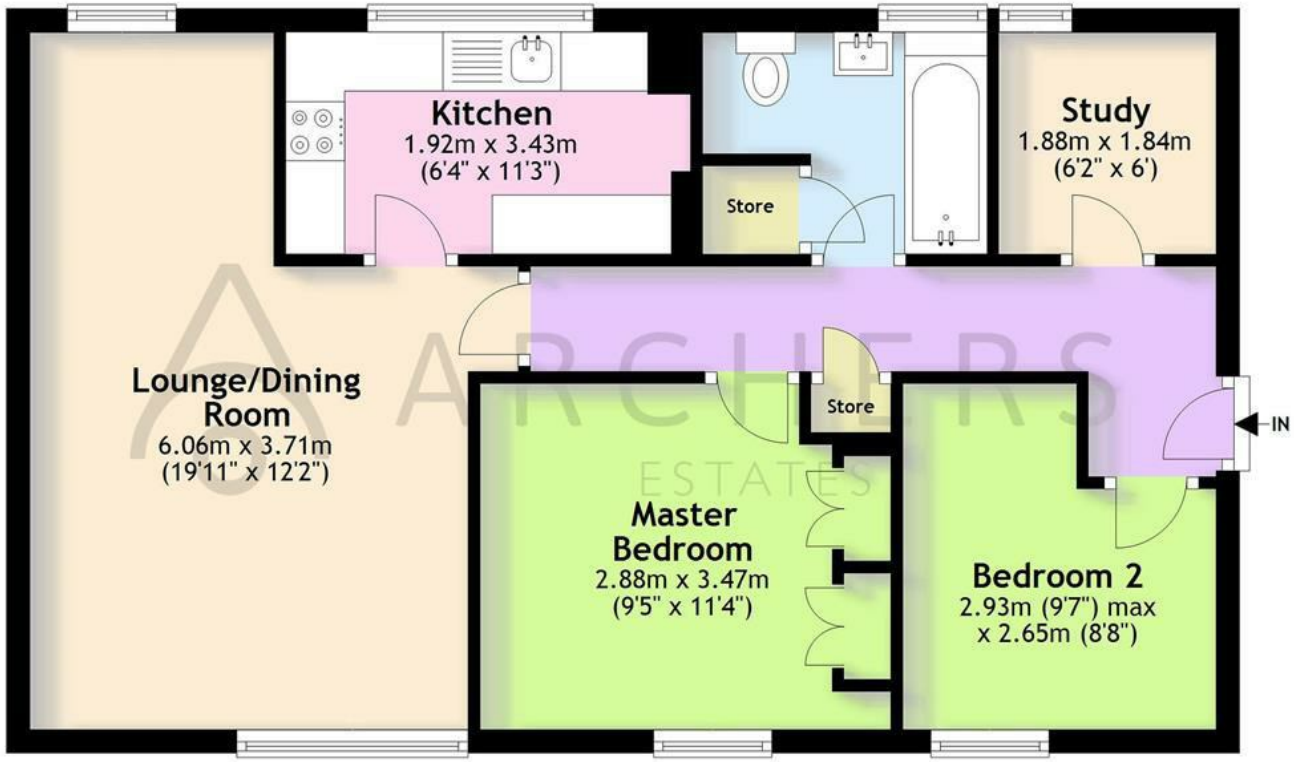
First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

109 Westminster Avenue, Sheffield

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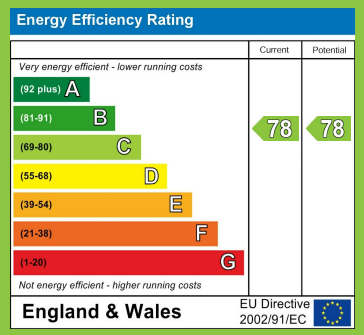
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